

DOUGLAS COUNTY, NV

**2022-986298**

RPTT:\$2644.20 Rec:\$40.00

\$2,684.20 Pgs=3

06/14/2022 01:33 PM

SIGNATURE TITLE - MINDEN

KAREN ELLISON, RECORDER

A.P.N.: 1420-08-611-014

**RECORDING REQUESTED BY:**  
Signature Title Company LLC  
1664 Highway 395 Suite 106  
Minden, NV 89423

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

Sandra Battaglia  
80441 Avenida Santa Belinda  
Indio, CA 92203

**Escrow No.: 710141-NF**

RPTT \$2,644.20

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**Thomas King and Lynn King, Husband And Wife As Joint Tenants**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Sandra Battaglia, a widow**

all that real property in the City of Minden, County of Douglas, State of Nevada, described as follows:

**See Attached Exhibit "A"**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**Signature Page attached and made a part hereof.**

Thomas King  
Thomas King

Lynn King  
Lynn King

STATE OF WA } ss:  
COUNTY OF Clark

This instrument was acknowledged before me on 06/10/2022

by Thomas King & Lynn King

[Signature] (seal)  
Notary Public

DOUG HOYER  
Notary Public  
State of Washington  
Commission # 200968  
My Comm. Expires Jul 15, 2022

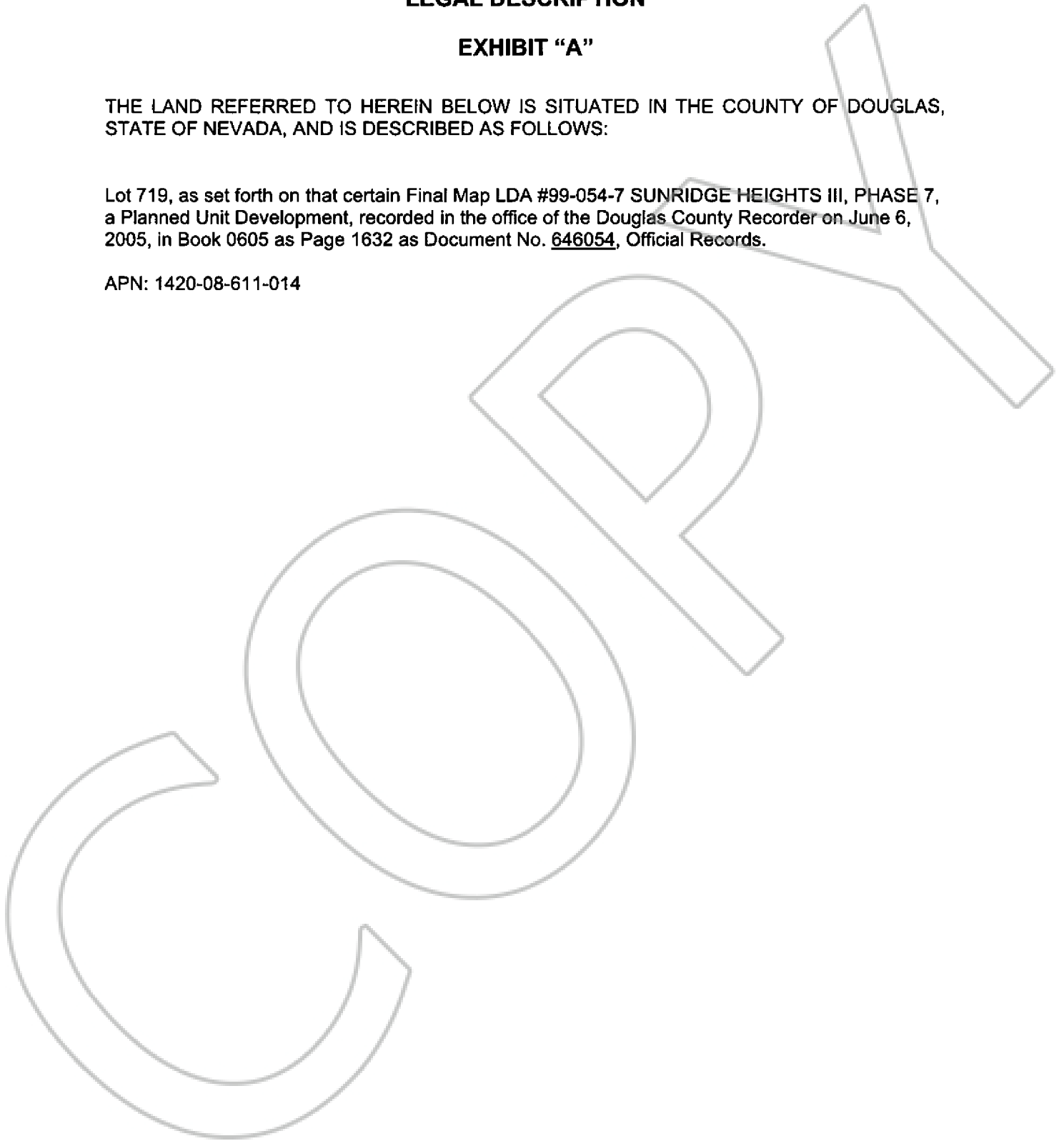
## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,  
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 719, as set forth on that certain Final Map LDA #99-054-7 SUNRIDGE HEIGHTS III, PHASE 7,  
a Planned Unit Development, recorded in the office of the Douglas County Recorder on June 6,  
2005, in Book 0605 as Page 1632 as Document No. 646054, Official Records.

APN: 1420-08-611-014



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-08-611-014
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land Res.
- b)  Single Fam.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$678,000.00  
Transfer Tax Value \$678,000.00  
Real Property Transfer Tax Due: \$2,644.20

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Thomas King* *Sandra Battaglia*  
Signature \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(Required)

Print Name: Thomas King and Lynn King  
Address: 7811 NE 175th Dr  
Vancouver, WA 98682

**BUYER (GRANTEE) INFORMATION**

(Required)

Print Name: Sandra Battaglia  
Address: 80441 Avenida Santa Belinda  
Indio, CA 92203

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Signature Title Company LLC Escrow #: 710141-NF  
Address: 1664 Highway 395 Suite 106, Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED